

**Minutes of the  
Mineral Springs Town Council  
Regular Meeting  
October 10, 2024 – 7:30 p.m.**

The Town Council of the Town of Mineral Springs, North Carolina, met in Regular Session at the Mineral Springs Town Hall located at 3506 Potter Road S, Mineral Springs, North Carolina, at 7:30 p.m. on Thursday, October 10, 2024.

**Present:** Mayor Frederick Becker III, Mayor Pro Tem Valerie Coffey, Councilman Jerry Countryman, Councilwoman Lundeen Cureton, Councilwoman Bettylyn Krafft, and Councilman Jim Muller.

**Absent:** Councilwoman Janet Critz and Administrative Assistant/Deputy Town Clerk Sharelle Quick.

**Staff Present:** Town Clerk/Zoning Administrator Vicky Brooks and Attorney Bobby Griffin.

**Visitors:** Cynthia Singleton.

**1. Opening**

With a quorum present at 7:30 p.m. on October 10, 2024, Mayor Becker called the regular meeting to order.

Councilwoman Cureton delivered the invocation.

Pledge of Allegiance.

**2. Public Comments**

Cynthia Singleton - 2902 Harrington Place.

**3. Consent Agenda – Action Item**

Councilwoman Coffey motioned to approve the consent agenda containing the September 12, 2024 Regular Meeting Minutes, the August 2024 Union County Tax Report, and the August 2024 Finance Report as presented, and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

**4. Consideration of the Sidewalk Grant Application**

Mayor Becker commented this was a big potential project and could be very good news if the town was fortunate enough to receive the discretionary grant. The town is asking for \$804,439 with the town matching 35% of the total, which will be \$433,159 for the downtown sidewalks, crosswalks, pedestrian signals (not everywhere downtown). The sidewalk will be from where the sidewalk ends at town hall up to the corner, from the corner out to the three little shops, and then on the other side from the corner at Dusty's Barber Shop out to the fire department, so everything will join up where it is already going down to Gordon's. The crosswalks and curb cuts will be at the crossing of Potter Road on the north side, crossing Highway 75 on the west side with pedestrian signals. This is a long-term project that will potentially take up to five years even if the town gets the grant. NCDOT will be contracting the project, and it is very good to have NCDOT managing it, because the town cannot manage a major construction project, especially not with federal funds. The hope is to get notified of the grant in March or April, and then move quickly into engineering for the whole project in 2025, there will be two years of right-of-way acquisition, utility relocation where necessary, and then two years after that would be construction. The town will be paying out its match as those phases are completed. This is a reimbursable project, so there is a potential that the town will have to lay out some of the actual expenditures and then get some back, but because it is done in phases,

the town would never be out more than \$500,000 or something (probably not that much). The town is fairly well protected on how much they would have to lay out.

Mayor Becker continued, looking at the history of town funding, even though the town got the federal ARPA money, it was a small amount in the scheme of things (\$270,000) and the town was able to use the process of supplanting, where the town was able to declare that amount under the standard allowance as “revenue replacement” and then took that money and paid itself back for previously-spent money. This was what the Treasury Department allowed small towns to do with the money up to \$10,000,000, so that money was no longer constrained with federal requirements and is now in the town’s general fund and will be used for this project. Mayor Becker felt that was kind of in the spirit of what some of the ARPA money was for, improving downtown, helping downtown businesses, and for citizens to have a more accessible town. Mayor Becker reminded the council that approximately \$30,000 of the \$270,000 was spent on the after-school program, so the town has \$240,000 of that funding, which will go toward this project, plus another \$200,000 out of pocket. “Probably a good bang for the buck, I think, if we can get the grant and I hope we can,” Mayor Becker stated.

Councilwoman Coffey commented, “We’re looking forward to it. You’ve worked very hard and diligently, and I believe it’s going to come through for us.”

Mayor Becker explained that the people at CRTPO have been helpful (with the town being small and inexperienced) and they seem optimistic. It is all scored and done based on cut-and-dried criteria and Mayor Becker thought the town’s criteria looked good, but it depended on what the other stats were, which is why Mineral Springs decided to go for a 35% [match] instead of 30%, that can make all the difference in the world, because it used to be a 20% minimum and people would get the grants, but now that they have become so popular and the amount of money coming in is not that much greater, it is said that if you put up 20% you haven’t got a chance. CRTPO Grants Coordinator Jennifer Stafford told Mayor Becker that in the last cycle the average match was 31% and the average point score on the bike/ped projects was 171. Mayor Becker believed the town was around 175 on an estimated point score, which is above the average and CRTPO felt comfortable about that, especially on a small size project.

Mayor Becker explained that the council did not have to do an ordinance, they just needed to make a commitment, which he will put in writing to CRTPO that the town is committed to coming through with the match and seeing the project through, if the town gets the grant. The council will also have to authorize Mayor Becker to sign the application on behalf of the town.

Councilwoman Coffey motioned to give Mayor Becker the authority to sign the application for the discretionary funding through the CRTPO and that the town will be committing the grant money and Councilwoman Cureton seconded.

Councilwoman Krafft commented that Mayor Becker had done a lot of work, and it looked informative and thorough.

The motion by Councilwoman Coffey and seconded by Councilwoman Cureton was voted on and passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

Mayor Becker stated he would get the application in by October 31<sup>st</sup>; he still had a few odds and ends to do (additional input about public demand, documentation from one of the surveys, maps, and other supplementary information).

## **5. Consideration of the Greenway Parking Lot Maintenance – Action Item**

Mayor Becker commented that Mr. McCollum’s price looked pretty good for 60 tons of base (four loads) and 45 tons (three loads) of new topping, plus a lot of re-grading. Mr. McCollum recommended using the rounded stone, because it was better for everybody (horses’ and dogs’ feet and all). Mayor Becker suggested that the board should look at getting it professionally re-scraped every year or two.

Councilman Countryman motioned to approve the \$8,500 with the McCollum Trucking and Grading to redo the parking lot and Councilman Muller seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

## **6. Consideration of the Motion Lights for Town Hall and Future Community Center – Action Item**

Mayor Becker explained that Ms. Brooks spoke to Robbie [Belk] about this [motion lights for town hall and future community center].

Ms. Brooks noted that Mr. Belk would put two lights at town hall and one behind the community center.

Mayor Becker added that addition of the light in front of town hall will be a good thing when the yard lights were turned off, the motion light will help people walk out in the dark parking lot.

Councilman Countryman asked if the lights were basically for security purposes.

Mayor Becker responded they were basically for security, but they would also serve that purpose for people leaving the building in the dark.

Councilwoman Coffey motioned to approve the contract with Robbie Belk, electrician for \$1,560 for the lights and Councilwoman Cureton seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

## **7. Staff Reports**

Ms. Brooks informed the council that the development that was going to happen over by the fire department / barbershop pulled their permit. It had to do with stormwater and the language in the development ordinance being stricter than the state when it came to development on less than an acre. Ms. Brooks stated the town would either have to do some text amendments or accept that.

Councilwoman Coffey responded that she looked forward to hearing back from Ms. Brooks on that.

Ms. Brooks also mentioned that the developer had another project on less than an acre and he would run into the same problem.

Mayor Becker commented that hopefully the planning board would address some of the conflicts in the ordinance, so the projects could restart.

Councilman Countryman informed Ms. Brooks that he was not able to hear her and asked that she repeat it.

Ms. Brooks repeated what she had said and added that she had talked to the town engineer, and they were trying to work through the [text amendment] process, which would ultimately be up to the town council.

## **8. Other Business**

Councilwoman Coffey asked Ms. Brooks if the replacement town signs [banners] had been ordered.

Ms. Brooks responded that they had been put up last week.

Councilman Countryman mentioned that the crepe myrtles at the town signs on Highway 75 were “going to the clouds” and it was his understanding that for them to be attractive they needed to be pruned or chopped down, because they were getting tall.

Mayor Becker responded that he would speak with Ken Newell’s wife and/or son to ask them about the crepe myrtles getting pruned down a bit lower. Mayor Becker mentioned there were crepe myrtles at the town hall site that were trimmed back heavily by the new landscaper.

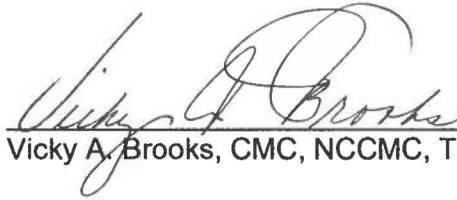
Ms. Brooks added that the crepe myrtles were trimmed, but not topped.

**9. Adjournment** – Action Item

At 7:55 p.m. Councilwoman Coffey motioned to adjourn the meeting and Councilman Countryman seconded. The motion passed unanimously. Ayes: Coffey, Countryman, Cureton, Krafft, and Muller. Nays: None.

The next regular meeting will be on Thursday, November 14, 2024 at 7:30 p.m. at the Mineral Springs Town Hall.

Respectfully submitted by:

  
Vicky A. Brooks, CMC, NCCMC, Town Clerk



  
Frederick Becker, Mayor